Expiry Date - 05/12/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1431/14 Recommendation – APPROVE

Site: 13 Park Avenue Shoreham-By-Sea West Sussex BN43 6PH

Proposal: Proposed front dormer and replacement porch

Date of site visit: 22/10/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front hipped roofed dormer built to the dwelling ridge and 2.4 metres in height, 3 metres in depth, and 1.6 metres in width (the hip-to-gable roof extension and rear dormer are to be a separate building operation pursuant to permitted development). Two front velux are also proposed. A replacement porch is also proposed.

The application property is a semi-detached bungalow. It has been extended by way of a front porch addition to the bay. The surrounding area is a residential suburb of Shoreham.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Visual amenity
The similar dwelling at no 17 has a small front dormer and the properties to the opposing side of the road have projecting front first floor windows built into their design. The proposed front dormer will be noticeable in the street scene,

but it is relatively narrow in design and would be of no significant detriment to the street scene, especially given the matching tile sides and its pitched roof shape. The two velux would be less noticeable and otherwise permissible via PD rights. The porch also would fall within permitted development provisions but otherwise would improve the appearance of the dwelling being more in keeping with the original design in form. Overall the proposal must be considered also in the context of the hip to gable extension and in this regard, the elements subject to this planning application are considered acceptable.

Residential amenity

The front dormer would overlook the public street so would not result in unacceptable overlooking and/or loss of privacy.

It is physically removed from neighbouring buildings so as to avoid adverse overbearing and overshadowing.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans: drawing nos. 457/01 and 457/02 received 10/10/14.
3. Materials to match existing dwelling

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 12-11-2014

Authorised by: J Morin Date: 2014

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